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OVERALL PROGRAM DESIGN
COMMUNITY PLANNING AND MANAGEMENT PROGRAM

BOSTON, MASSACHUSETTS

CPA MA 01 00 1009

(July 1,1974 - December 31,1974)

AMENDMENT NO. 1 TO OPD DATED MAY 24,1974

SUBMITTED TO

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

September 11,1974
(DATE)



C.P.A.
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OVERALL PROGRAM DESIGN
COMMUNITY PLANNING AND MANAGEMENT PROGRAM

BOSTON, MASSACHUSETTS

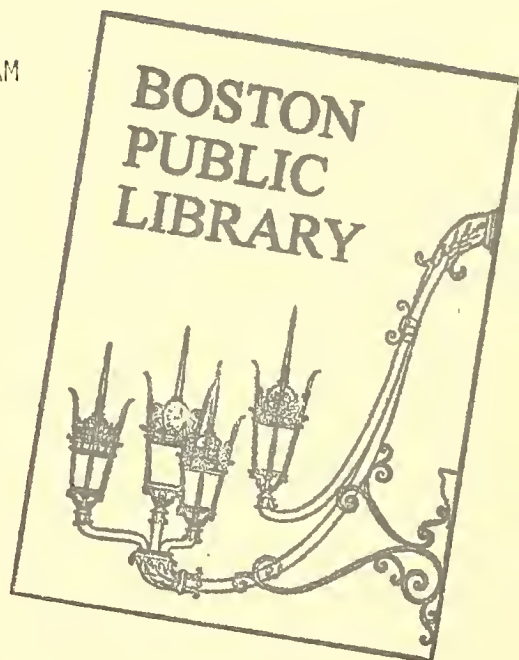
CPA MA 01 00 1009

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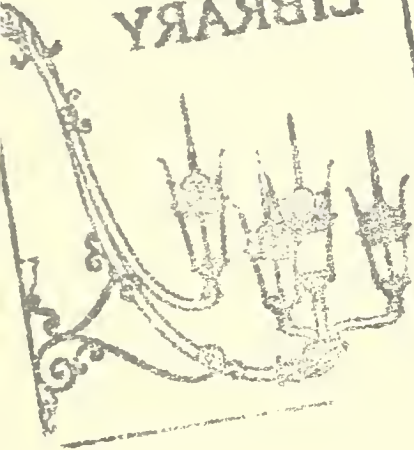
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CONTENTS

500 SPECIAL PLANNING MANAGEMENT

505.0 North End Neighborhood Stabilization Program

BUDGET

Revised OPD Work Schedule

Revised Annual Work Program Summary

Revised Statement of Budget Estimates

Revised OMB Form 189

Revised Part I

Revised Part II

Revised Part III



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500.0 SPECIAL PLANNING AND MANAGEMENT PROJECTS

Issues, Problems, Opportunities

Within the overall framework of the city-wide planning and management activities, and of special importance to planning, are special areas of interest -- urban design, zoning planning and administration, environmental conservation and management, historic preservation, neighborhood stabilization, project development planning and environmental impact review.

These areas of interest complement broader types of planning, such as Comprehensive City-wide Planning and neighborhood planning, and reflect the Boston Redevelopment Authority role as the city's planning agency.

In the recent past, many of these areas of importance have been overlooked, or have not been viewed in terms of their relation to comprehensive planning or renewal project execution.

Recognizing these problems, the Authority has identified special areas of planning and management concern and has initiated a coordinated planning program.

Goal

To pursue areas of special planning concern within the context of comprehensive and neighborhood planning.

505.0 NORTH END NEIGHBORHOOD STABILIZATION PROGRAM

The North End is a unique community in the City of Boston, and in America. Many of its narrow streets date back to before the birth of the country. Prior to the twentieth century, it's population changed several times as it became the Boston home for successive groups of immigrants. The last group, the Italians, remained in the North End, and the community has resisted change from that time onward.

Today the North End is still a close-knit, Italian neighborhood with low rents, a low crime rate, and a sense of community. The area, literally in the middle of the city, is still viewed as a family neighborhood. However, the neighborhood is threatened by its own success.

It's low rent structure, downtown location, safe streets, and high level of community are attracting a new population that by its very nature spells an end for the very aspects of the North End that attracted it.

Part of this new in-migration is spontaneous - part of the natural evolution of an urban community. Part of the moves are probably the result of government action and inaction. On the one hand, the luxury units being developed in the Waterfront Project, the Quincy Market redevelopment, the planned Central Artery depression, and possible historic district designation will appeal to high income households and--without additional family attractions--to high income childless households, in particular.

On the other hand, there are few effective controls to protect low-income tenants from displacement. Under the current rent control law, if a unit is modernized, the rent can go up. Most of the units are absentee owned and little is known of who owns or is buying property and what their plans are.

OBJECTIVE: The objective of this planning program is to formulate a coherent set of public and private policies and programs that will protect and stabilize the existing North End Community to the greatest extent possible. Achievement of this objective requires;

1. Better understanding by City officials and neighborhood residents of the nature, causes, and dynamics of the changes that are going on today.
2. Evaluation of the impact on the stability of the North End Community of existing and potential public and private policies and programs.
3. Development of clearly articulated Community and City goals for the North End Community.
4. Recommendation of public and private actions to meet these goals worked out by Community, City, and business decision makers.

WORK ELEMENTS:

Work on this project will be carried on in 2 phases. The first is already underway and will end December 31, 1974. The second phase will require all of 1975. Phase I will involve:

- *collection and analysis of existing or readily available data (especially historic demographic and market information).
- *organization of community task force(s) and development of community tasks and responsibilities;
- *cataloging public and significant private policies and programs effecting the North End.
- *design and preparation of an attitude and information questionnaires for present and previous residents, real estate agents, bankers, etc.
- *preparation of physical inventory checklist suitable for use by local residents.



Phase II

The second phase will collect the new information required using questionnaires and checklists prepared in phase I, analyse this data, and work with the community to develop goals, policies, and programs to protect and improve the North End Community.

Additional work will define public and private policies related to the stability of the North End community.

An important part of phase II will be public communication of the specific findings and involvement of the public in determining goals and implementing the program.

SPECIFIC WORK PROGRAM RELATED TO OBJECTIVES

Objective #1

Better understanding of the nature, causes, and dynamics of change going on today.

Work Items

Collection and analysis of:

- 1.1 Population data including historic trends in total population, population density, family-size, age distribution, foreign birth and ancestry.
- 1.2 Housing information including: number of units, average density (per acre), persons per unit and per room, structural conditions and sanitary facilities.
- 1.3 Economic information including: Median and modal family income (total and related to figures for the City as a whole), per capital income, indications of levels of employment (North End work force) number and level of jobs within the area, and levels of commercial activity.
- 1.4 Collection and analysis of narrative and statistical information on physical and social conditions in the North End at various times. In part this information will be obtained from existing studies and contemporary writings (e.g. newspaper accounts, annual reports of social welfare agencies, etc.), and in part through a special survey form to be prepared during phase I and administered to present and former community members during phase II.

Objective #2

Evaluation of impact of present and proposed policies and programs.

Work Items

- 2.1 Catalogue City, State, and Federal Programs impacting on the North End. Include information on responsible agency, funding source(s) and level, current status, current plans for future activity.
- 2.2 Prepare (phase I) and administer (phase II) a questionnaire for private enterprise and private agencies to determine their policies in regard to the North End. Possible recipients include parks, insurance companies, community service agencies, police department, school board, etc. Determine relevant decision makers, and, where applicable, invite them into the planning process.

- 2.3 Analyze the information obtained to determine the impact of programs and policies on the future of the North End.
- 2.4 Prepare a range of reasonable modifications of these policies designed to help the community and the City reach their goals as defined in point 3.
- 2.5 Discuss with policy makers means and probabilities of making the desired policy changes.

Objective #3

Development of Goal Statements

Work Items

- 3.1 Working with community leaders and community groups create a task force representative of various groups and organization.
- 3.2 Working with the task force develop a preliminary set of goals for the future development of the North End.
- 3.3 Evaluate preliminary goals in light of information acquired in fulfilling objectives #1 and #2.
- 3.4 Review preliminary goals with the community at large through group and open meetings.
- 3.5 Prepare final goal statements.
- 3.6 Give priority ratings to goal statements.

Objective #4

Recommended actions and implementation program.

Work Items

- 4.1 Project future development of North End area on the basis of information collected in #1 and #2, and with regard to the goals developed in #3.
- 4.2 Compare projected future development to community goals and determine areas for new or modified programs and policies.
- 4.3 Develop implementation program for proposed new policies.



U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT PROJECT NO. CPA MA 01 00 1009
 COMPREHENSIVE PLANNING ASSISTANCE PROGRAM APPLICANT Boston Redevelopment Authority
 OVERALL PROGRAM DESIGN WORK SCHEDULE

REF. NO.	SUBCATEGORY	FIRST YEAR *(1)				SECOND YEAR *(2)				THIRD YEAR			
		1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
201.0	Visitor Services	→	→	→	→	→	→	→	→	→	→	→	→
202.0	City Game	→	→	→	→	→	→	→	→	→	→	→	→
203.0	Tourism Development	→	→	→	→	→	→	→	→	→	→	→	→
204.0	Festival American	→	→	→	→	→	→	→	→	→	→	→	→
401.0	Citizen Participat	→	→	→	→	→	→	→	→	→	→	→	→
402.0	N'hood Goals, etc.	→	→	→	→	→	→	→	→	→	→	→	→
403.0	N'hood Project	→	→	→	→	→	→	→	→	→	→	→	→
404.0	Planning & Managm	→	→	→	→	→	→	→	→	→	→	→	→
405.0	Capital Impr. Plng	→	→	→	→	→	→	→	→	→	→	→	→
	Coord & Review of	→	→	→	→	→	→	→	→	→	→	→	→
	Private Proposals	→	→	→	→	→	→	→	→	→	→	→	→
505.0	North End Stabil-	→	→	→	→	→	→	→	→	→	→	→	→
	ization Program	→	→	→	→	→	→	→	→	→	→	→	→
601.0	Historic Preserva	→	→	→	→	→	→	→	→	→	→	→	→
	Downtown Boston	→	→	→	→	→	→	→	→	→	→	→	→

*(1) July 1, 1974 to Dec. 31, 1974
 *(2) Jan. 1, 1975 to Dec. 31, 1975

ANNUAL GRANT BUDGET AND WORK PROGRAM SUMMARY

The following forms contain the budget for 701 assisted activities outlined in this application. The total six month project cost is \$225,000 of which \$150,000 is requested as the Federal Grant, and \$75,000 is the local share.

Of the \$75,000 provided as local share, \$60,000 will be provided in staff services by the Boston Redevelopment Authority from the Authority's Planning Account Budget; and \$15,000 will be provided in staff services by the Mayor's Office of the Boston Bicentennial. The fiscal 1975 City Budget for the Authority's Planning Account Budget will be approximately \$1,347,000 (approved by the Mayor - awaiting City Council action). The fiscal 1975 City Budget for the Mayor's Office of the Boston Bicentennial will be approximately \$835,000 (approved by the Mayor - awaiting City Council action).

Statement of Budget Estimates

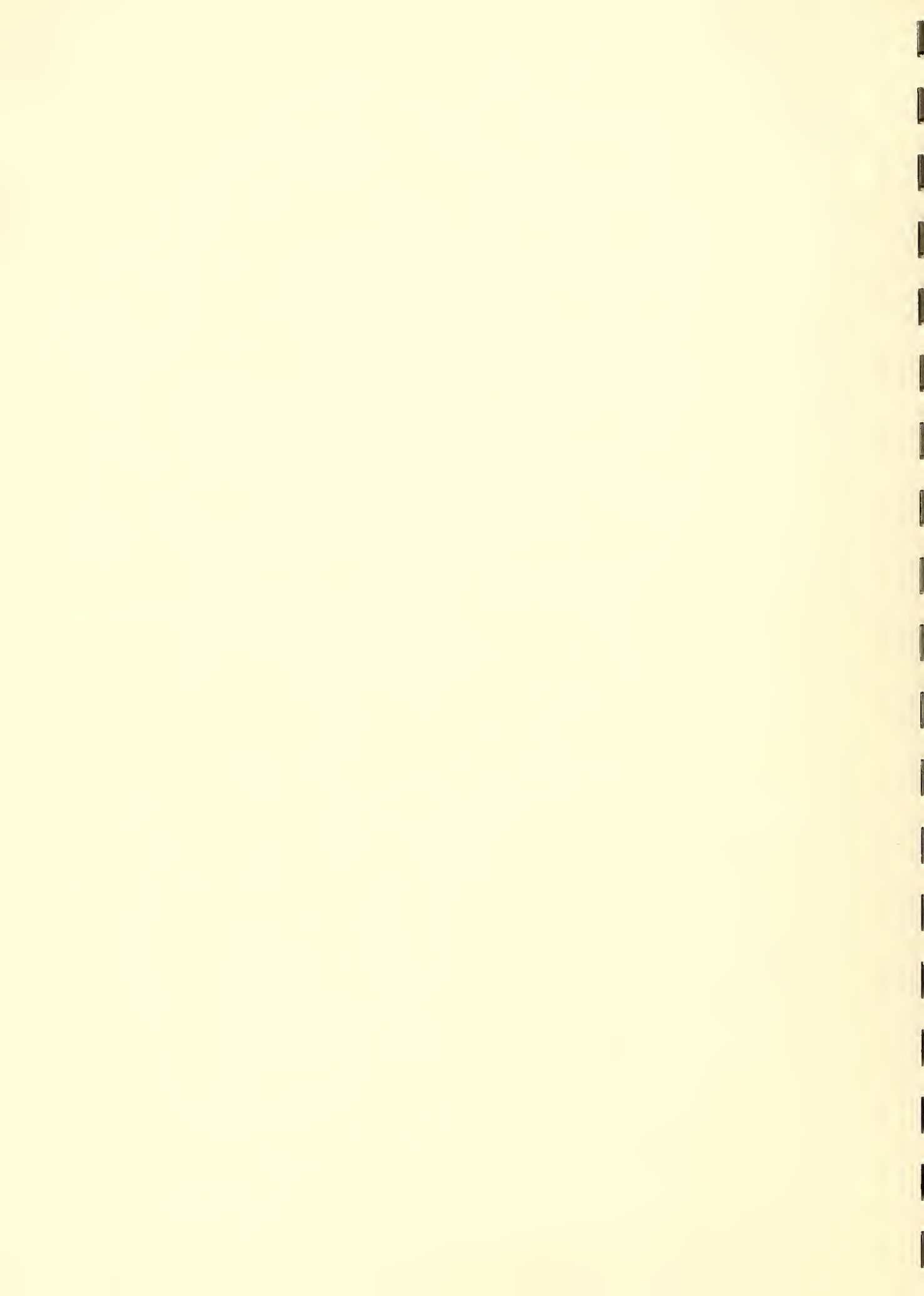
This statement sets forth an explanation of the estimated costs of activities in the Overall Program Design.

1. Direct Staff Salaries	\$139,589
2. Employee Benefit Contributions (13.6% of Direct Staff Salaries: 10.6% for retirement and 3% for health insurance.)	\$ 18,966
3. Services by Other Public Agencies *	\$ 15,000
4. Consultant Services	\$ 30,000
5. Overhead Costs (12.6% of Gross Wages, Items 1 plus 2; for rental of space and office equipment, office supplies, internal reproduction, etc.)	\$ 20,120
6. SUBTOTAL	\$223,675
7. Project Inspection Fee	\$ 1,325
TOTAL	<u>TOTAL \$225,000</u>

*Staff services including benefits and overhead, provided by the Office of the Boston Bicentennial

Sources of Funds

Non-Federal	\$75,000
701-Federal	\$150,000
Other Federal	<u>NA</u>
TOTAL	TOTAL \$225,000



COVER SHEET for FEDERAL GRANT APPLICATION/AWARD NOTIFICATION

APPLICANT'S FISCAL YEAR 1974 5 24

1. APPLICANT - Organizational Unit: Boston Redevelopment Authority; 4. ADDRESS - Street or P. O. Box: 1 City Hall Square; 7. STATE: MA; 8. ZIP CODE: 02201; 10. TYPE OF ACTION: New; 15. REQUESTED FUND START: 1974 7; 16. FUND DURATION: 6 (Months); 17. EST. PROJECT START: 1974 7; 18. EST. PROJECT DURATION: 6 (Months); 19. APPLICANT TYPE: F. School District; 20. FEDERAL EMPLOYED TO NO.: 04-0000205; 21. FEDERAL AMOUNT: \$150,000.00; 22. STATE AMOUNT: \$75,000.00; 23. LOCAL AMOUNT: \$225,000.00.

25. BRIEF TITLE OF APPLICANT'S PROJECT - Community Planning and Management Program; 26. DESCRIPTION OF APPLICANT'S PROJECT (Include Part 1 of the HUD assisted project is planning for Boston's celebration of the US Bicentennial. Part 2 of the HUD assisted project is the expansion of neighborhood planning capabilities. Part 3 of the HUD assisted project is historic preservation planning for downtown Boston.)

27. AREA OF PROJECT IMPACT (Indicate City, County, State, etc.): Boston, Suffolk, Massachusetts; 28. CONGRESSIONAL DISTRICT: 8, 9, 11; 29. Environmental Assessment Required: No; 30. CLEARINGHOUSE(S) TO WHICH SUBMITTED: State, Area Wide; 31. NAME OF CONTACT PERSON: Robert T. Kenney; 31.b ADDRESS: BRA, 1 City Hall Sq., Room 934, 02201; 31.c TELEPHONE NO.: 722-4300.

ITEMS 32-38 TO BE COMPLETED BY CLEARINGHOUSE

32. CLEARINGHOUSE ID; 33. ACTION BASED ON REVIEW OF: Application; 33.b ACTION TAKEN: Without Comment; 34. STATE APPLICATION IDENTIFIER (SAI); 35. CLEARINGHOUSE IMPACT CODE: State Wide; 36. STATE PLAN REQUIRED: No; 37. RECEIVING DATE AT CLEARINGHOUSE: 1974 5 24; 38. FINAL CLEARINGHOUSE ACTION DATE.

ITEMS 39-42 TO BE COMPLETED BY APPLICANT BEFORE SENDING FORM TO FEDERAL AGENCY

39. CERTIFICATION - The applicant certifies that to the best of his knowledge and belief the above data are true and correct and filing of this form has been duly authorized by the governing body of the applicant. Check box if no clearinghouse response was received in 30 days; 40. a NAME (Print or Type): Robert T. Kenney; b TITLE: Director, BRA; c SIGNATURE OF APPLICANT (Resident/Executive); 41. DATE MAILED TO FEDERAL/STATE AGENCY: 1974 5 24; 42. NAME OF FEDERAL/STATE AGENCY TO WHICH THIS APPLICATION SUBMITTED: HUD.

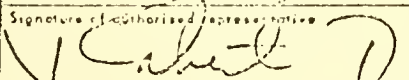
ITEMS 43-54 TO BE COMPLETED BY FEDERAL OFFICE EVALUATING AND RECOMMENDING ACTION ON THE APPLICATION

43. GRANT APPLICATION ID (Assigned by Federal Agency); 44. GRANTOR AGENCY; 45. ORGANIZATIONAL UNIT; 46. ADMINISTERING OFFICE; 47. ADDRESS - Street or P. O. Box; 48. CITY; 49. STATE; 50. ZIP CODE; 51. TELEPHONE NUMBER; 52. Application Rec'd. (yr mo day); 53. Exp. Action Date (yr mo day); 54. Lsp. Action Revised At Of (yr mo day); 55. Final Action (Awarded, Rejected, Withdrawn); 56. FUNDS AVAILABLE; 57. FILING DATE; 58. FEDERAL GRANT ID; 59. FEDERAL FUND ACCOUNT NUMBER.

ITEMS 55-65 TO BE COMPLETED BY THE FEDERAL OFFICE APPROVING THE GRANT APPLICATION

60. FEDERAL AMOUNT (If Y. funds); 61. STATE SHARE; 62. LOCAL SHARE; 63. OTHER; 64. TOTAL (60, 61, 62, 63); 65. MULTIPLE PROGRAM - LINK.

66. REMARKS

PREAPPLICATION FOR FEDERAL ASSISTANCE PART I		1. State Clearinghouse Identifier		
		2. Applicant's Application No.		
3. Federal Grantor Agency HUD <small>Organizational Unit</small> New England Regional Office <small>Administrative Office</small> JFK Federal Building <small>Street Address - P.O. Box</small> Boston, Massachusetts, 02214 <small>City State Zip Code</small>		4. Applicant Name Boston Redevelopment Authority <small>Department Division</small> 1 City Hall Square <small>Street Address - P.O. Box</small> Boston, Suffolk <small>City County</small> Massachusetts, 02201 <small>State Zip Code</small>		
5. Descriptive Name of the Project Community Planning and Management Program				
6. Federal Catalog No. 14.203		7. Federal Funding Needed \$ 150,000		
8. Grantee Type State, County, <input checked="" type="checkbox"/> City, Other (Specify)				
9. Type of Assistance <input checked="" type="checkbox"/> Grant, Loan, Other (Specify)				
10. Population Directly Benefiting from the Project 641,071		12. Length of Project 6 Months		
11. Congressional District a. 8,9,11 b. 8,9,11		13. Beginning Date July 1, 1974		
		14. Date of Application May 24, 1974		
15. The applicant certifies that to the best of his knowledge and belief, the data in this preapplication are true and correct, and the filing of the preapplication has been duly authorized by the governing body of the applicant.				
Typed name Robert T. Kenney		Title Director, BRA	Telephone Number	
Signature of Authorized Representative 			APEA CODE 617	NUMBER 722-4300
			EXT. 201	
For Federal Use Only				

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 COMPREHENSIVE PLANNING ASSISTANCE PROGRAM
 ANNUAL WORK PROGRAM SUMMARY

PART II

PROJECT NO. CVA WA UI 00 1009
 APPLICANT City of Boston
 DATE May 24, 1974
 APPLICANT TYPE Large City
 Page -1 of 1

REF. NUMBER (1)	SUBCATEGORY TITLE OR WORK ELEMENT REFERENCE NUMBER (2)	FUND. SOURCE (3)	FED. GRANT AMOUNT (4)	PERSONNEL (5)		CONTRACT (6)		OTHER COSTS (7)	TOTAL COSTS (8)	ESTIMATED DEMAND (X1000)			
				MAN. MOS.	COST	MAN. MOS.	COST			2nd YEAR FED. FUNDED (9)	3rd YEAR FED. FUNDED (10)	4th YEAR FED. FUNDED (11)	
200	Bicentennial	701	- - -	- - -	- - -	- - -	- - -	- - -	- - -	75	37.5	50	25
201.0	Visitor Services	701	\$17,500	- - -	- - -	15	\$17,500	\$8,800*	\$26,300	- - -	- - -	- - -	- - -
202.0	City Game	701	12,500	- - -	- - -	10	12,500	6,200*	18,700	- - -	- - -	- - -	- - -
400	District Planning Program	701	- - -	- - -	- - -	- - -	- - -	- - -	- - -	145-	72.5	250	125
401.0	Citizen Participation	701	8,000	9	\$10,000	- - -	- - -	3,200**	13,200	- - -	- - -	- - -	- - -
402.0	Devel. of N'hood Goals, Obj. etc	701	20,000	24	25,000	- - -	- - -	8,000**	33,000	- - -	- - -	- - -	- - -
403.0	N'hood Project Plng & Managt	701	6,000	7	8,000	- - -	- - -	2,600**	10,600	- - -	- - -	- - -	- - -
404.0	N'hood Capital Imprv. Plng etc	701	20,000	19	20,000	- - -	- - -	6,400**	26,400	- - -	- - -	- - -	- - -
405.0	Coord. & Review of Priv. Prop.	701	16,000	17	18,000	- - -	- - -	5,800**	23,800	- - -	- - -	- - -	- - -
500.0	Special Planning & Management	701	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -
505.0	North End Stabilization Prgm	701	25,000	27	29,100	- - -	- - -	8,400	37,500	50	25	- - -	- - -
600	Historic Preservation	701	- - -	- - -	- - -	- - -	- - -	- - -	- - -	30	15	- - -	- - -
601.0	Hist. Pres.-Downtown Boston	701	25,000	25	27,500	- - -	- - -	8,000**	35,500	- - -	- - -	- - -	- - -
	*Services by other local public agencies, etc., See Statement of Budget Estimates, Item #3												
	**Employee benefits, overhead, etc., See Statement of Budget Estimates, Items #2, #5, #6, #7, #9												
TOTALS			\$150,000	128	\$137,600	25	\$30,000	\$57,400	\$225,000	300	150	300	150



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 COMMUNITY DEVELOPMENT ASSISTANCE PROGRAM
 APPLICATION FOR FEDERAL ASSISTANCE

NAME, ADDRESS AND ZIP CODE OF APPLICANT (Include County)

PART III - ANNUAL GRANT BUDGET

SECTION A - BUDGET SUMMARY

GRANT PROGRAM, FUNCTION OR ACTIVITY (a)	FEDERAL CATALOG NUMBER (b)	ESTIMATED UNOBLIGATED FUNDS		NEW OR REVISED BUDGET		TOTAL (2)
		FEDERAL (c)	NON-FEDERAL (d)	FEDERAL (e)	NON-FEDERAL (f)	
1. 3. Large City	14.203	\$	\$	\$ 150,000	\$ 75,000	\$ 225,000
2.						
3.						
4.						
5.						
6.						
7.						
8. TOTALS		\$	\$	\$ 150,000	\$ 75,000	\$ 225,000

SECTION B - BUDGET CATEGORIES

OBJECT CLASS, CATEGORIES	GRANT PROGRAM, FUNCTION OR ACTIVITY							TOTAL (10)
	3, Large City	(2)	(3)	(4)	(5)	(6)	(7)	
1. Personnel	\$ 137,600	\$	\$	\$	\$	\$	\$	\$ 137,600
2. Fringe Benefits	18,600							18,600
3. Travel	200							200
4. Equipment	- - -							- - -
5. Supplies	- - -							- - -
6. Contractual	30,000							30,000
7. Project Inspection Fee	1,325							1,325
8. Other	37,275							37,275
9. Total Direct Charges	225,000							225,000
10. Indirect Charges								
11. TOTALS	\$ 225,000	\$	\$	\$	\$	\$	\$	\$ 225,000
12. Program Income	\$	\$	\$	\$	\$	\$	\$	\$

SECTION C - NON-FEDERAL RESOURCES

GRANT PROGRAM (a)	APPLICANT (b)	STATE (c)	OTHER SOURCES (d)	TOTALS (a)
11. 701 Comprehensive Planning Assistance	\$ 60,000	\$	\$ 15,000	\$ 75,000
12.				
13.				
14.				
15. TOTALS	\$ 60,000	\$	\$ 15,000	\$ 75,000

SECTION D - FORECASTED CASH NEEDS

GRANT PROGRAM (a)	TOTAL FOR 1ST. YEAR			
	1ST. QUARTER	2ND. QUARTER	3RD. QUARTER	4TH. QUARTER
16. Federal	\$ 150,000	\$ 75,000	\$	\$
17. Non-Federal	\$ 75,000	\$ 37,500	\$	\$
18. TOTAL	\$ 225,000	\$ 112,500	\$	\$

SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT

GRANT PROGRAM (a)	FUTURE FUNDING PERIODS (YEARS)			
	FIRST (b)	SECOND (c)	THIRD (d)	FOURTH (e)
19. 701 Comprehensive Planning Assistance	\$ 300,000	\$ 300,000	\$	\$
20.				
21.				
22.				
23. TOTALS	\$ 300,000	\$ 300,000	\$	\$

SECTION F - OTHER BUDGET INFORMATION
(Attach Additional Sheets if Necessary)

PROJECT NUMBER (if known) _____ BUDGET NUMBER _____

CPA MA 01 00 1009

DATE OF PREVIOUS BUDGET APPROVALS (Complete only if this is a revised budget) _____, 19____ Approved Budget (No. _____), 19____

Budget No. 1, _____, 19____ Approved Budget (No. _____), 19____

NATURE OF REVISION	PROJECT PERIOD	REQUESTED	APPROVED
<input type="checkbox"/> Project Period	From: July 1, 1974		
<input type="checkbox"/> Project Cost	To: Dec 31, 1974		
<input type="checkbox"/> Scope of Work			

APPROVED BY: _____

Director, Boston Redevelopment Authority _____

(Signature) (Title)

